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Maintenance Agreement from Old 32 Ranch Property Owners Association to the Public

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

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This Agreement is drafted by Old 32 Ranch Property Owners Association, the owner of those certain private roads more fully described on the Final Plat of Old 32 Ranch Unit 2 which plat is recorded under Clerk's Document No. 202106049076 in the Official Public Records of Comal County, Texas (the "Roads") to comply with the Comal County Subdivision Rules and Regulations (hereinafter "Regulations").

The Roads are currently owned solely by Old 32 Ranch Property Owners Association and shall be maintained by Old 32 Ranch Property Owners Association. If Old 32 Ranch Property Owners Association allows any adjoining property to use the Roads, Old 32 Ranch Property Owners Association will enter into a maintenance agreement with such adjoining property outlining the shared maintenance responsibility of all parties.

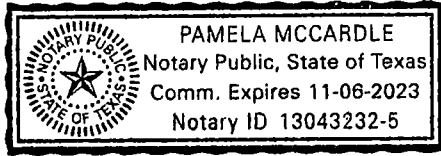
The sole owner of the Roads, Old 32 Ranch Property Owners Association, shall maintain the Roads out of private funds substantially in accordance with the budget attached hereto as Exhibit A, unless otherwise conveyed, at which time the third party who also uses the Roads and Old 32 Ranch Property Owners Association will enter into an agreement outlining the payment arrangement for the maintenance of the Roads.

EXECUTED this 8th day of Sept., 2021.

OLD 32 RANCH PROPERTY OWNERS ASSOCIATION

By: [Signature]
President

SWORN TO and SUBSCRIBED before me, the undersigned authority, by the said Thomas Beauchamp Jr., President of OLD 32 RANCH PROPERTY OWNERS ASSOCIATION, on this the 8th day of September, 2021, to certify which witness my hand and seal of office.

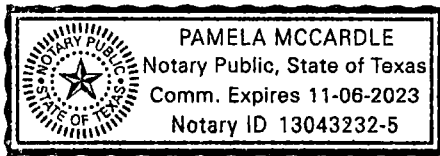


Pamela McCardle
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF Comal

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This instrument was acknowledged before me on this the 8th day of September, 2021, by Thomas Beauchamp Jr., President of OLD 32 RANCH PROPERTY OWNERS ASSOCIATION.



Pamela McCardle
NOTARY PUBLIC, STATE OF TEXAS

Exhibit A - Private Road Maintenance Budget **Old 32 Ranch Subdivision**

Yearly		Entire roadway / 10 years		10% of area / 5 years		Easement Maintenance	
Year	Crack Seal	Single Course Surface Treatment	Base Failure/Repair	Debris Removal/Maint.	Balance		
1					\$	36,000.00	
2	\$ 4,400.00			\$ 5,000.00	\$	62,800.00	
3	\$ 4,480.00			\$ 5,100.00	\$	89,010.00	
4	\$ 4,580.00			\$ 5,210.00	\$	115,220.00	
5	\$ 4,680.00		\$ 60,000.00	\$ 5,320.00	\$	81,220.00	
6	\$ 4,780.00			\$ 5,430.00	\$	107,010.00	
7	\$ 4,880.00			\$ 5,540.00	\$	132,590.00	
8	\$ 4,980.00			\$ 5,650.00	\$	157,950.00	
9	\$ 5,080.00			\$ 5,760.00	\$	183,090.00	
10		\$ 110,000.00	\$ 66,000.00	\$ 5,900.00	\$	38,190.00	
11	\$ 5,280.00			\$ 6,020.00	\$	62,880.00	
12	\$ 5,400.00			\$ 6,160.00	\$	87,330.00	
13	\$ 5,510.00			\$ 6,280.00	\$	111,540.00	
14	\$ 5,630.00			\$ 6,410.00	\$	135,500.00	
15	\$ 5,750.00		\$ 70,000.00	\$ 6,540.00	\$	89,210.00	
16	\$ 5,870.00			\$ 6,680.00	\$	112,660.00	
17	\$ 5,890.00			\$ 6,820.00	\$	135,850.00	
18	\$ 6,110.00			\$ 6,960.00	\$	158,780.00	
19	\$ 6,240.00			\$ 7,100.00	\$	181,440.00	
20		\$ 130,000.00	\$ 75,000.00	\$ 7,250.00	\$	5,190.00	

\$	36,000.00
\$	62,800.00
\$	89,010.00
\$	115,220.00
\$	81,220.00
\$	107,010.00
\$	132,590.00
\$	157,950.00
\$	183,090.00
\$	38,190.00
\$	62,880.00
\$	87,330.00
\$	111,540.00
\$	135,500.00
\$	89,210.00
\$	112,660.00
\$	135,850.00
\$	158,780.00
\$	181,440.00
\$	5,190.00

2% Inflation		2% Inflation		2% Inflation	
Year 1:	No repairs/rehab. under warranty from contractor	Year 5, 10, 15, 20:	Base failure repairs (6" flex base plus 2" TY D surface course). Estimated to be 10% of overall asphalt roadway	Year 10:	Single Course (paving and aggregate) applied to entire asphalt roadway
Year 20:	Single Course (paving and aggregate) applied to entire asphalt roadway	Years 1 - 20:	Ribbon curb may need to be repaired, but amount would be difficult to determine		
Overall Total:					

Pavement Area	22000 SY
Curb	400 LF

Roadway and Easement Contribution	\$36,000.00
\$31000 for roadway	
\$5000 for easement maintenance	

Filed and Recorded
 Official Public Records
 Bobbie Koepp, County Clerk
 Comal County, Texas
 09/17/2021 11:05:04 AM
 JESSICA 3 Page(s)
 202106049078


*** The costs noted are based on 2020 data and today's \$ and shall be considered for inflation (approx. 2%) and future costs